

Regional Housing Need Allocation

ABAG Executive Board
July 18, 2019

What is RHNA?

- State law: all jurisdictions must plan to meet the housing needs of everyone in the community
- State identifies total number of units, across all income groups, for which the region must plan
- ABAG allocates a share of need, by income, to each jurisdiction
- Jurisdiction updates the Housing Element of its General Plan to show how it plans to meet its share of the region's need

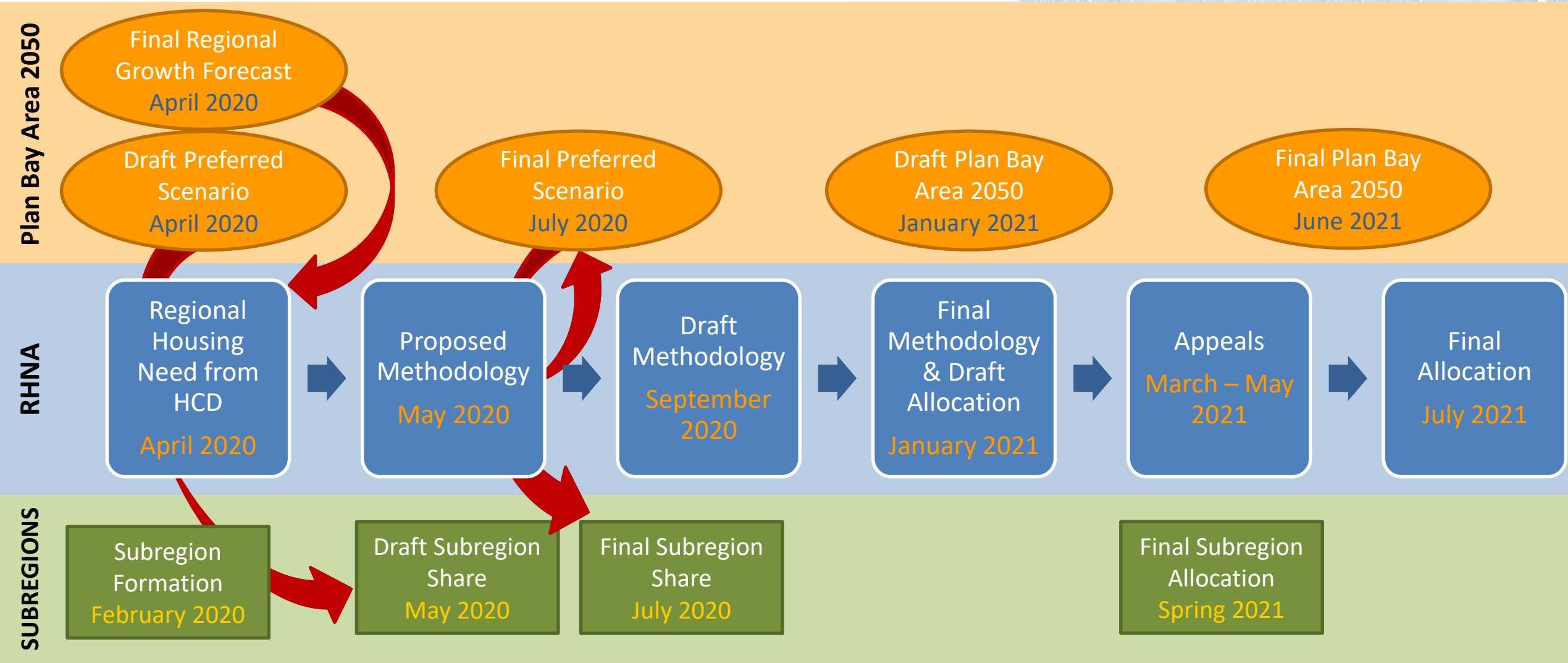
What are Subregions?

- Jurisdictions can form a subregion to carry out its own RHNA
- Same process/steps, requirements as region's RHNA
- Primary benefit is local ownership of RHNA process
- Currently under consideration: San Mateo, Santa Clara, Napa, Solano

Key Changes This Cycle

- Expected higher total regional housing need
- RHNA Plan and Housing Element must Affirmatively Further Fair Housing
- More HCD oversight
- Identifying Housing Element sites for affordable units more challenging for jurisdictions

Relationships Between Plan Bay Area 2050 and RHNA



RHNA Process Overview



RHNA Process Overview



- ABAG consults with HCD on assumptions
- Expect higher total regional housing need
 - Need to account for unmet housing need
 - New factors: overcrowding, cost burden, target vacancy rate

RHNA Process Overview



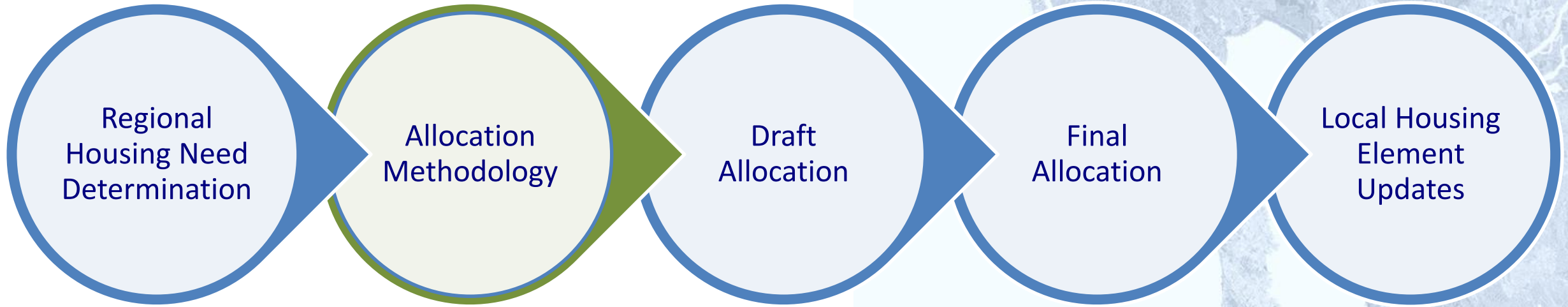
- Housing Methodology Committee advises staff
 - Elected officials, stakeholders, as well as local staff
 - Encourage self-nominations of RPC members, up to 15 members
 - Regular updates to RPC; RPC recommends methodology to Executive Board

Proposed HMC Composition

- 9 Elected Officials: 1 from each county
- 12 Jurisdiction Housing or Planning Staff
 - 1 from Marin, Napa, San Francisco, San Mateo, Solano, and Sonoma
 - 2 from Alameda, Contra Costa, and Santa Clara
- 11 Regional Stakeholders
 - 2 social equity
 - 2 business community
 - 1 non-profit housing
 - 1 for-profit housing
 - 1 open space/agriculture
 - 1 public education
 - 1 public health
 - 1 philanthropy
 - 1 public/alternative transportation

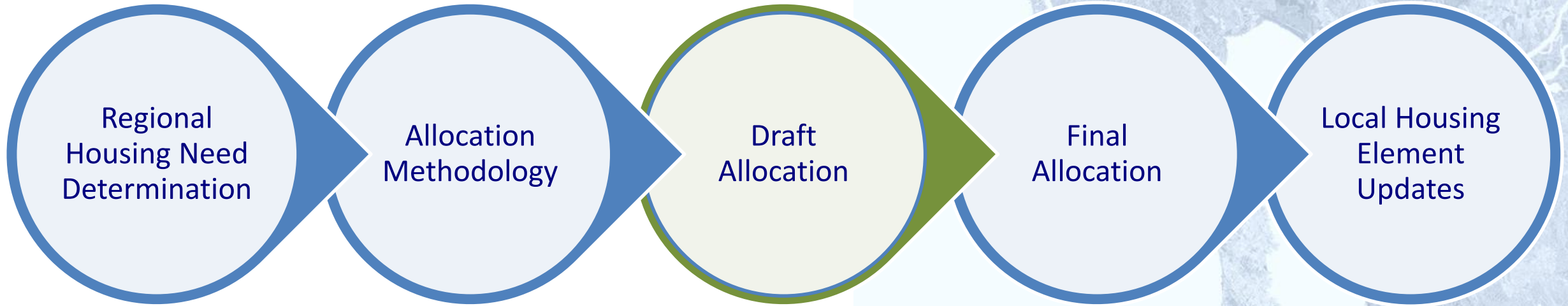


RHNA Process Overview



- Statutorily required objectives and factors
 - **New objective:** Affirmatively further fair housing
- Draft methodology reviewed by HCD (**New**)

RHNA Process Overview



- Jurisdictions and HCD can appeal allocations (New)

RHNA Process Overview



- Adopt RHNA one month after Plan Bay Area 2050

RHNA Process Overview



- New restrictions on identifying sites
- Must affirmatively further fair housing

Summary of Key Milestones

Key Milestones	Proposed Deadline
Housing Methodology Committee kick-off	September 2019
Subregions form	February 2020
Regional Housing Need Determination	April 2020
Proposed methodology	May 2020
Draft methodology	September 2020
Final methodology, draft allocation	January 2021
Appeals	March – May 2021
Final allocation	July 2021
Housing Element due date	December 2022

Dates are tentative and subject to change

